

Homeowners Association of Lake Ramsey
Minutes of January 23, 2013
Fire Station on Hwy. 25

Meeting called to Order by President Carl Rebouche at 7:00 PM
All members were present with the exception of Joan Bayard. Robert Phillips of GNO was present.

President Carl Rebouche opened meeting and Joe Urick offered prayer.

Carl introduced our guest speakers from the fire department, Rob Barnett and Joe Mittenight. They gave a presentation regarding the proposed fire house in the new Phase IV. They discussed why the department proposed a fire house within the Lake Ramsey subdivision, just who it would serve and when it would possibly be built and manned. After questions from the residents were answered it was decided that the fire department would make a written presentation to the HOA of Lake Ramsey and that this presentation would be sent out to all residents, after which time a decision would be made regarding the approval or disapproval of said fire station.

(Action Item #1)

Treasurer's Report: (See attached)

David Wittner delivered a brief overview of the Treasury Report. The monthly reports furnished by GNO are now delivered in a new program as one report. The 2014 Budget was accepted by all Board members. All Board members were sent the 2014 budget via e-mail. David reported that all signature changes have been made.

OCI Update:

Carl gave the OCI update. The work on the boulevard continues and is being overseen by Carl, with help from several other board members. Carl will meet with Trey Lape on Friday January 24th to sign documents with OCI owner, John Marmoulides to turn over the ownership of the lake to the HOA. Work has begun on the emergency exit at the rear of the subdivision. Regarding the remaining large damaged pine tree, this tree was used as a Bench Mark and will not be removed until work has progressed to where this Bench Mark is no longer needed.

Old Business:

Legal action is still pending with the Kemmerrer and Minton case. Carl will review our aging report and attempt to process those outstanding debts owed by various residents. Robert Phillips of GNO Management answered a question from a resident regarding the incoming payments of Home Owner fees, Robert responded that payments are being received but

the deadline is in February. Last year ended with collectables of \$40,000 and Robert is in hopes of lowering this figure down to \$20,000. Trey Lape has received several accounts from GNO and he is legally pursuing these accounts for collection or closure.

New Business:

Kathy Zeringue asked for thoughts on a time that a dumpster could be delivered for residents to dispose of household items, tree trimmings, trash, etc. This is a free service provided by the Pontchartrain Waste. Residents had no particular time of the year that they could suggest. Joe Urick stated that in years past the Civic Club had organized a clean-up day. Residents were asked to join neighbors in doing a clean-up, trim and general spruce up of the subdivision. All residents were asked to come participate if physically able and a lunch with soft drinks was provided by the HOA. This would be a good time for the dumpster to be on site. Don Hotard will ask the Civic Club if they would like to arrange the clean-up day and report back to the Board.

(Action Item #2)

The flag at the entrance had become worn and was replaced by Leslie and Paul Barrios. Also, the ropes were repaired. Paul would not accept payment for the replacement or repairs. The Board suggested that we at least send a "Thank You" card for their continued support of the subdivision. For those of you who don't know Paul, he is our web master. He has developed and maintains a great web page for Lake Ramsey, if you have not seen it go to www.lakeramsey.com . (Action Item #3)

Management Company Report: (See attached)

Robert reported that several letters have been sent regarding the car and trailer piled with yard and house-whole goods which remains in the drive way of a home on Riverlake. After no response the matter has been turned over to our attorney.

In an attempt to have the blue cattle trailer removed from a vacant lot, Joe Urick has offered to assist in the removal and donation to the 4H of Washington Parish, he has not heard back from the owner of the lot. Also, a large party-barge trailer is on the lot and must be removed.

Robert reported that he and Brian Normand of Extreme Concrete had been working on a solution to the problem with the boat ramp. Brian Normand gave a brief explanation of several options but wanted to contact an engineer to get suggestions that might be more cost effective. Carl stated that he had seen repairs to a local boat ramp where a special mixture of sand and cement was used and at present seems to be holding up. Robert

will continue to work with Brian to develop a "Request for Bid" which would be offered for bid on the project. Meanwhile, we await a sign which will prevent anyone from backing too far down the boat ramp into the existing hole. Also, Brian Normand has submitted a plan with cost to add a footing around the outside of the walk-way of the dock that would prevent the washing away of the sand. (Action Item #4)

After no response from the owner of a lot at the end of Riverlake to remove the materials from the lot, this too has been referred to the attorney.
(Action Item #5)

Committee Updates:

Gate and Security:

Don Hotard has not made any further arrangements to speak to any new gate companies as he feels it is not yet clear just what will be required by the new gate arrangement. He will contact the company when construction is further along. (Action Item #6)

Lake Committee:

Joe Urick reported that the lake survey has not been received but he would follow up on that report this week. (Action Item #7)

Joe reported that in addition to using the Christmas trees attached to cinder blocks for fish habitat, he has been told that just the cinder blocks provide cover for the small fish and he has plans to place these in other places around the lake.

On Friday December 20, DODT inspected the levy on the north rim. David Guidry and Joe Urick accompanied the inspector. Joe is awaiting their written report and will have it available to the residents when he receives same. The inspection was done to visually assure that there was no danger of a leak or break in the levy. A break in the levy could endanger residents or property in the area outside of Lake Ramsey should an instance occur. One section was found to be not of acceptable thickness which the report will address. (Action Item #8)

Infrastructure:

See OCI report above. Robert of GNO reported that there would be a substantial increase in concrete in April and suggested that we consider doing any street repair before that increase takes place. Carl, stated that he wants to consider doing an overlay rather than continue the concrete repair

work year after year. He feels that this would be a more cost effective method. He will report back with more information.

Architectural Committee:

At the December meeting the Hanson building plans for a new home were submitted, discussed and approved. The Parish has told the Hansons that they have to make an adjustment in their set-back. This adjustment goes against the LR Covenants and therefore Joe Urick will visit with the Parish official to explain why the adjustment is unreasonable.

Garden Club:

No report this month from the Garden Club.

In Closing:

At 8:30 Don Hotard made a Motion to adjourn the meeting, seconded by Joe Urick.

Meeting Adjourned at 8:30

Attachments:

Management Report

Combined reports from GNO

(Action Item #1)-Carl Rebouche-Fire Station

(Action Item #2)-Don Hotard-Spring Clean-up

(Action Item #3)-Kathy Zeringe-Thank You Note

(Action Item #4)-Robert/Brian-Boat Ramp

(Action Item #5)Trey Lape-Bagnell's lot

(Action Item #6)-Don Hotard-Gate Company

(Action Item #7)-Joe Urick -Lake Survey

(Action Item #8)-Joe Urick-DODT Report